



Income Memo – Mallard Pointe

May 13, 2022

RE: Mallard Pointe Income Review

To Whom it May Concern,

OPC, LLC conducted an income review of the households currently occupying the Mallard Pointe Site. Household income data was surveyed to determine their Area Median Income (AMI) income level:

Number of Persons in Household:		1	2	3	4	5	6	7	8
Marin County Area Median Income: \$149,600	Extremely Low	38400	43850	49350	54800	59200	63600	68000	72350
	Very Low Income	63950	73100	82250	91350	98700	106000	113300	120600
	Low Income	102450	117100	131750	146350	158100	169800	181500	193200
	Median Income	104700	119700	134650	149600	161550	173550	185500	197450
	Moderate Income	125650	143600	161550	179500	193850	208200	222600	236950

At the time of survey and review in January 2022, 19 units were occupied and three were vacant. All 19 original households responded to the survey.

Findings:

Self-Certified Above-Moderate:

- 12 households signed an acknowledgment self-certifying that their household income exceeded the Above-Moderate category for Marin County.

Income Reviewed:

- Seven households provided income statements and represented that they were low-income households
- Of these seven households:
 - o One household was confirmed as Very Low-Income.
 - o Two households were confirmed as Low-Income.
 - o One household was determined to be Above Moderate Income.
 - o One household provided verification that they were Above Moderate and executed the self-certification.
 - o Two households refused to disclose the required information related to their income and assets. Based on their limited initial representations, both households have assets, businesses, and real estate holdings. The information provided indicates that they are both Above Moderate income.

Thank you,

Maggie Harry
 Project Manager
 OPC, LLC
 916-600-1114



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